

CITY OF CHARLESTON PLANNING COMMISSION

MEETING OF JULY 16, 2014

A meeting of the City of Charleston Planning Commission will be held at **5:00 p.m., on Wednesday, July 16, 2014** in the Meeting Room, Third Floor at 75 Calhoun St (Charleston County School District Building). The following applications will be considered:

REZONINGS

1. **1285 Orange Grove Rd (West Ashley) TMS# 3520800004** – 4.42 ac. Request rezoning from Single-Family Residential (SR-3) to General Office (GO).
Owner: Charleston County Masonic Association
Applicant: Charleston County Masonic Association
2. **808 Wappoo Rd (West Ashley) TMS# 3500200227** – 0.92 ac. Request rezoning from Residential Office (RO) to General Office (GO).
Owner: Wappoo Road Ventures, LLC
Applicant: Anchor Consulting Engineer, LLC
3. **61 Church St (Charlestowne - Peninsula) TMS# 4581301018** – 1.82 ac. Request rezoning to include the property in the School Overlay Zone (S). Zoned Single-Family Residential (SR-3 & SR-4).
Owner: First Baptist Church of Charleston
Applicant: John B. Hagerty

SUBDIVISIONS

1. **Theresa Dr (Theresa Place – James Island) TMS# 4241000030, 031, & 058** – 0.793 ac. Request reconsideration of the Planning Commission's subdivision concept plan disapproval on 5/21/2014. Zoned Single and Two-Family Residential (STR).
Owner: Theresa Drive Development, LLC
Applicant: Sid Boone, McNair Law Firm
2. **Bonanza Rd (Ricefield Ext. at Carolina Bay – West Ashley) TMS# 3070000009** – 93.486 ac. Request subdivision concept plan approval. Zoned Single-Family Residential (SR-6).
Owner: Pulte Group, Inc.
Applicant: ADC Engineering, Inc.
3. **Cooper Judge Ln (Sea Aire Cluster Development – James Island) TMS# 4270900069 & 4270000077** – 5.9 ac. Request subdivision concept plan approval. Zoned Single-Family Residential (SR-1).
Owner: New Leaf Builders, LLC
Applicant: Robinson Design Engineers

ZONINGS

1. **915 Melrose Dr (Melrose - West Ashley) TMS# 3091400091** – 0.28 ac. Request zoning of Single Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.
Owner: Charles & Susan Edmonds
2. **1989 Butternut St (West Ashley) TMS# 3551500030** – 0.21 ac. Request zoning of Single Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.
Owner: Edward Jenkins
3. **1901 Savannah Hwy & 1838 & 1844 Pebble Rd (West Ashley) TMS# 3500500072, 089 & 090** – 1.91 ac. Request zoning of General Business (GB). Zoned Community Commercial (CC) in Charleston County.
Owner: Burky Exchange Accommodations
4. **2906 Murraywood Rd (Johns Island) portions of TMS# 3120000026 & 183** – 2.83 ac. Request zoning of Single Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.
Owner: Ronald & Mary Holmes
5. **1566 River Rd (Johns Island) TMS# 3120000082** – 22.0 ac. Request zoning of Single Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.
Owner: Linda S. Kennard Smith Family Revocable Trust

ORDINANCE AMENDMENT

1. Request approval to amend provisions of **Article 2, Part 15, Mixed Use 1 – Workforce Housing District and Mixed Use 2 – Workforce Housing District**, of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) pertaining to owner occupied workforce housing units.
Contact: Lee Batchelder, Zoning Administrator

REPORT OF THE TECHNICAL REVIEW COMMITTEE

Over the past month, the following subdivision projects were submitted to the TRC for review and approval. The findings of the TRC shall be presented to the Planning Commission. Items approved by the TRC comply with all applicable regulations and standards of the City of Charleston.

PRELIMINARY & FINAL PLATS

1. **Freemans Point, Phase 2 (James Island) TMS# 4270000064 & 065**, 20.96 ac., 68 lots, PUD. Preliminary subdivision plat pending approval.
2. **Brownwood Village, Phase 1 (Johns Island) TMS# 2790000226**, 19.1 ac., 59 lots, PUD. Preliminary subdivision plat pending approval.
3. **Lee & America Streets (Peninsula) TMS# 4590504210**, 0.621 ac., 3 lots, DR-2F. Preliminary subdivision plat pending approval.
4. **The Pointe at Stono Shores (James Island) TMS# 3431400049**, 2.23 ac., 7 lots, SR-1. Preliminary subdivision plat pending approval.

5. **Daniel Island, Parcel EF Phase 3** TMS# 2750000010, 9.43 ac., 14 lots, DI-R. Preliminary subdivision plat pending approval.
6. **The Landing at Grand Oaks (West Ashley)** TMS# 3010000433, 19.4 ac., 58 lots, PUD. Preliminary subdivision plat pending approval.
7. **Woodfield Cooper River Farms (Cainhoy)** TMS# 2710001035, 74.03 ac., 2 lots, LB & DR-12. Preliminary subdivision plat pending approval.

ROAD CONSTRUCTION PLANS

1. **Woodland Estates (James Island)** TMS# 3431500021, 022, 023, 6.69 ac., 22 lots, SR-2. Road construction plans under review.
2. **Magnolia Bluff (West Ashley)** TMS# 3580000010, 43.81 ac., 93 lots, DR-9. Road construction plans under review.
3. **Freemans Point, Phase 2 (James Island)** TMS# 4270000064 & 065, 20.96 ac., 68 lots, PUD. Road construction plans under review.
4. **The Pointe at Stono Shores (James Island)** TMS# 3431400049, 2.23 ac., 7 lots, SR-1. Road construction plans pending approval.
5. **Daniel Island, Parcel EF Phase 3** TMS# 2750000010, 9.43 ac., 14 lots, DI-R. Road construction plans under review.
6. **The Landing at Grand Oaks (West Ashley)** TMS# 3010000433, 19.4 ac., 58 lots, PUD. Road construction plans under review.
7. **Brownswood Village, Phase 1 (Johns Island)** TMS# 2790000226, 19.1 ac., 59 lots, PUD. Road construction plans pending approval.

Individuals with questions concerning the above items should contact the Department of Planning, Preservation and Sustainability at (843) 724-3765. Files containing information pertinent to the above applications are available for public review at the City of Charleston Zoning Office, 75 Calhoun St, Charleston County School District Building), Third Floor, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except Saturdays, Sundays, and holidays. Additional information on these cases may also be obtained by visiting www.charleston-sc.gov/pc.

In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to schumacherj@charleston-sc.gov three business days prior to the meeting.